



STAGS

2 Market Court, Bridgwater, Somerset TA6 3EP

A newly redecorated one bedroom, unfurnished flat,
with parking a short walk from Bridgwater town centre.

Bridgwater town centre 0.3 Miles - Taunton 12 Miles - Weston-Super-Mare
25 Miles

• Spacious First Floor Flat. • Convenient Travel Links. • Central Location. • Not
Suitable For Pets Or Children. • Electric Heating • Council Tax Band A. • Deposit
£836. • 6/12 Months Plus. • Available Immediately. • Tenant Fees Apply.

£725 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

A communal door opens to communal stairs and landing and front door to flat. Front door with Yale lock opens to

ENTRANCE HALLWAY

With fully fitted tiled flooring, pendant light, loft hatch (not to be accessed by tenants), coat hooks and fuse boxes.

LIVING ROOM/DINING ROOM

A good sized room with fully fitted carpet, double glazed UPVC windows to the rear, a drop pendant light, electric night storage heater, BT Openreach socket, satellite cable and TV point.

KITCHEN

A square Kitchen area complete with fully fitted wall and base units and marble effect countertop. There is space for a washing machine, space for an electric oven, an extractor fan, stainless steel sink unit and several plug sockets.

BEDROOM

DOUBLE with fully fitted carpet, a pendant light, double glazed UPVC window to rear, an electric night storage heater, mirror and airing cupboard containing water heater.

BATHROOM

With fitted vinyl flooring, double glazed UPVC windows to rear, WC, wash basin, ceramic bath, Mira electric shower, extractor fan and towel rail.

OUTSIDE

There is one allocated parking space, labelled no 2, in the shared private carpark.

SERVICES

Mains Electric

Mains Water and Drainage

Ofcom predicted Mobile: EE, Three, O2 and Vodafone all Likely.

Ofcom predicted broadband: Standard Download 18 Mbps Upload 1 Mbps. Superfast and Ultrafast available.

Council tax Band A.

SITUATION

The property is within Market Court, just set back from Market Street, Bridgwater. Market Street is a short walk from the town centre and close to Angel Place shopping centre and the town centre provides further amenities.

DIRECTIONS

From Junction 24, take the 1st exit off the Huntworth Interchange on to

A38 and at the roundabout, take the 3rd exit to stay on A38 for half a mile. At the next roundabout, continue straight to stay on A38/Taunton Road for 1 mile. At the traffic lights, turn left on to Broadway. After half a mile, turn right on to Penel Orilleu. At the roundabout, take the 1st exit and then immediately turn right on to Market Street and the property can be found a short distance down the road on the right. The entrance to the property can be found at the far end of the private carpark.

There is a small carpark at the top of Market Street available for parking when attending viewings.

LETTING

The property is available to let on a assured shorthold tenancy for 6/12months plus, unfurnished and is available end of September. RENT: £725 pcm exclusive of all charges. Sorry no pets allowed. Not suitable for children. DEPOSIT: £836 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales	65	47
EU Directive 2002/91/EC		